

HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Winnipeg CMA



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2011

Highlights

- The vacancy rate for private apartments in the Winnipeg Census Metropolitan Area (CMA) increased slightly from 0.8 per cent in October 2010 to 1.1 per cent in October 2011.
- Average monthly rent for two-bedroom apartment units in the Winnipeg CMA increased from \$837 in October 2010 to \$875 in October 2011.

Figure 1

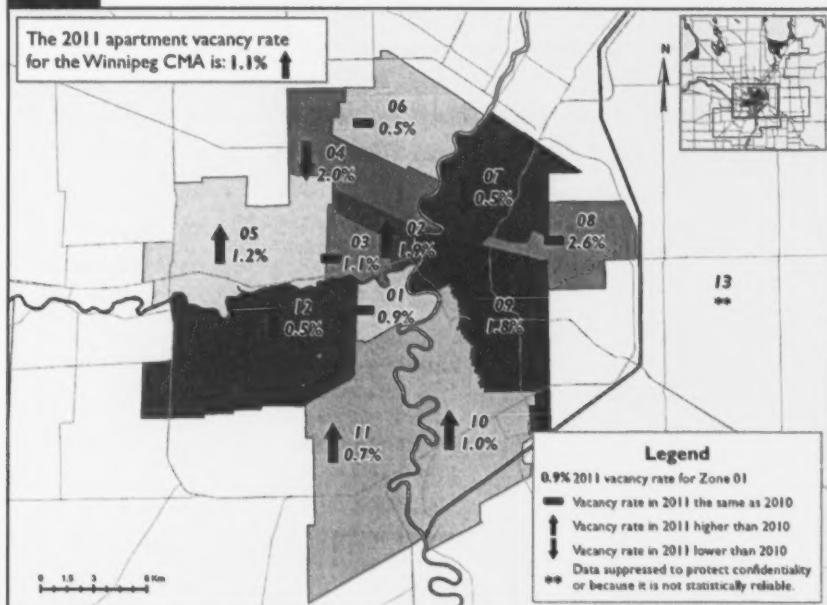


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Winnipeg Rental Market Report

Winnipeg Vacancy Rate Increased in 2011

According to CMHC's October 2011 Rental Market Survey (RMS), the Winnipeg CMA recorded an apartment vacancy rate¹ of 1.1 per cent in October, up slightly from the 0.8 per cent recorded in October of 2010. Winnipeg came in well below the national average vacancy rate of 2.2 per cent. Out of the 34 CMAs in Canada, only Regina, at 0.6 per cent, recorded a lower vacancy rate than Winnipeg.

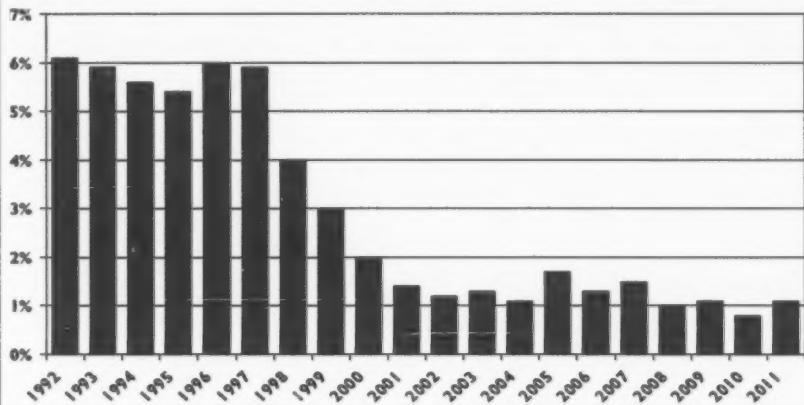
While the vacancy rate increased from October 2010 to the October 2011 survey, these results represent the 11th year in a row that renters looking for accommodation in the Winnipeg CMA have faced a vacancy rate below 2.0 per cent. When looking at the supply of private rental apartment units, the universe has declined in seven of the last 11 years and was unchanged in the October 2011 survey. Over the years, units have been permanently lost to demolition and conversion to condominium, and although the level of new construction has recently been relatively strong, it has not been sufficient to offset these losses or have a significant impact on the overall vacancy rate.

A slight easing of demand for rental apartment units since the last October RMS resulted in the increased vacancy rate. Overall

Figure 2

Winnipeg CMA – Rental Apartment Vacancy Rate

per cent



Source: CMHC Rental Market Survey

net-migration to Manitoba declined 10 per cent year-over-year in the first six months of 2011, reaching 5,398 persons. While international immigration remained strong, it was offset by an increase in interprovincial losses. Manitoba experienced a net loss of 1,879 persons by the second quarter of 2011, almost double the number reached by the second quarter of 2010. As Winnipeg represents the majority of the province's population, it would also have experienced a modest decline in overall net-migration which would have resulted in fewer new renters entering the market since the last survey.

In addition to lower net-migration numbers, factors encouraging existing renters to make a move to homeownership persisted over the past year. Winnipeg saw positive gains in the number of people

employed early in 2011 with all of the growth being in full-time positions. Employment growth was also strongest among those aged 25 to 44, an age category that includes first-time buyers. This, coupled with historically low mortgage rates would have encouraged home buying among renters.

Availability Rate Virtually Unchanged

With the modest increase in the vacancy rate, the availability rate² in Winnipeg remained virtually unchanged. The availability rate can provide some insight into rental market conditions as it reveals the short-term intentions of landlords and tenants. In October 2011, the availability rate in Winnipeg's apartment universe was 1.6 per cent compared to 1.4 per cent a year earlier.

¹ Based on privately-initiated rental apartment structures of three or more units.

² A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant. As the definition of availability includes vacancy, the availability rate will always be equal to or greater than the vacancy rate. The availability rate can provide some insight into rental market conditions as it reveals the intentions of landlords and tenants on a short-term basis.

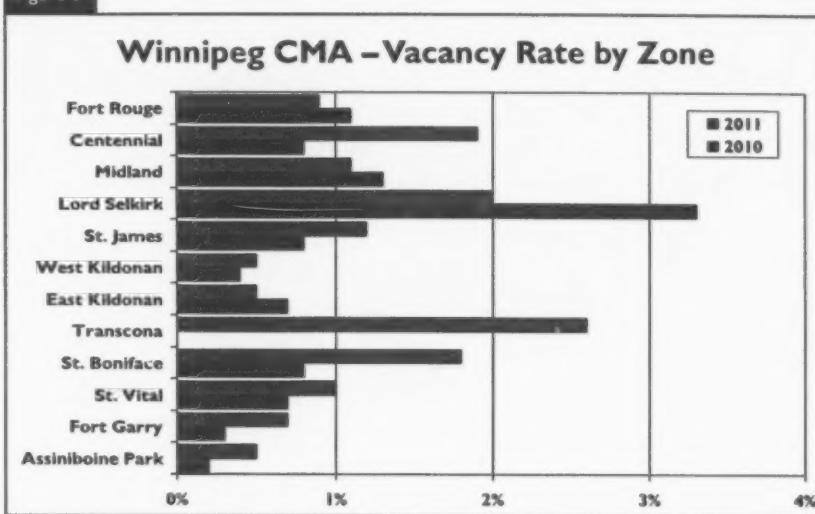
Vacancy Rate Moves Up in Suburban Zones

The increase in rental apartment vacancies was most pronounced in the suburban zones of Winnipeg. Most of Winnipeg's eight suburban zones saw vacancy rates increase from the prior year, with East Kildonan the notable exception. East Kildonan saw its vacancy rate decline from 0.7 per cent in October 2010 to 0.5 per cent in October 2011. This can be attributed to a lower supply of rentals, as East Kildonan recorded 248 fewer units since the October 2010 survey. With a 3.2 per cent reduction, East Kildonan's change to its rental market universe represents the greatest decrease among suburban zones. Meanwhile, among core area zones, Centennial recorded an increase in vacancy rate, rising from 0.8 per cent in October 2010 to 1.9 in October 2011.

The highest vacancy rate in October 2011 was recorded in Transcona, where the vacancy rate was 2.6 per cent. It was also the zone that recorded the highest increase in vacancy, increasing from zero per cent in October 2010. Care should be taken in the interpretation of these numbers, however, as the Transcona zone has the smallest universe within City limits and changes of only a few units can create changes to the vacancy rate. In general, vacancy rates were lower in the suburban zones at 0.9 per cent compared to the core area at 1.4 per cent.

The rental universe is broken down by the age of the rental structures in Table 1.2.1. Newer buildings built after 1990 had the highest vacancy rate at 2.4 per cent, an increase of 1.4 percentage points over the 1.0 per cent vacancy posted in October 2010. This also corresponded to the higher vacancy found in units

Figure 3



Source: CMHC Rental Market Survey

renting for more than \$1,095 per month, as newer buildings tend to have higher rents. The vacancy rate for these structures was influenced by the presence of new units recently added to the universe at the time of the October 2011 survey. While completed prior to the survey, many of these new units were still in the process of being absorbed.

Of particular interest to the Winnipeg rental market is the vacancy rate in units that do not fall under Manitoba's rent increase guidelines, namely those constructed and added to the universe after 2001 and those renting for more than \$1,120 per month. Note that this sample does not necessarily include those units exempt from the guideline under a rehabilitation scheme. In those units where rent exceeded \$1,120 per month, the vacancy rate, at 2.8 per cent, was notably higher than the rate for the total rental universe of 1.1 per cent.

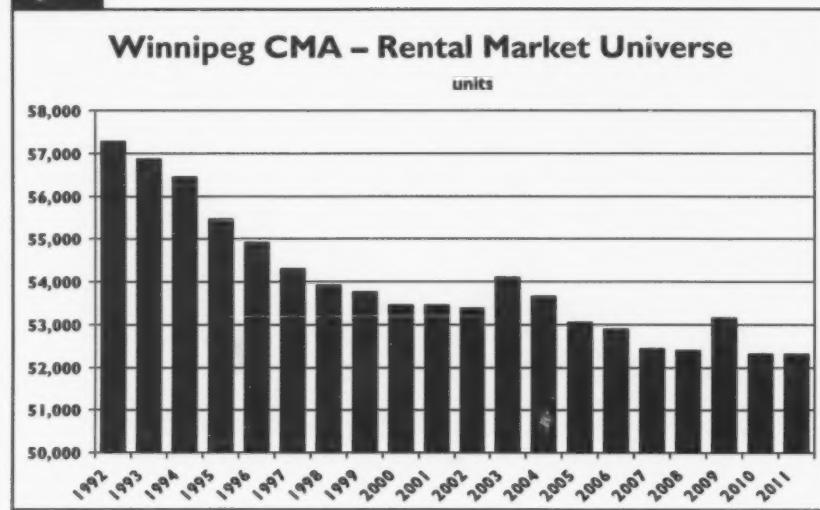
Vacancy rates in newer units provide an indicator of the relative success of projects constructed following

changes to provincial legislation. Among units constructed post-2001, the vacancy rate was 2.5 per cent compared to 1.1 per cent one year earlier. Two-bedroom units within these newer structures also had higher average rents of \$1,033, \$287 more per month than the average of \$843 for two-bedroom units found across the universe of rental units in Winnipeg built prior to 2002.

Rental Universe Stable in 2011

While there were changes within Winnipeg's private rental apartment universe, additions to the rental stock essentially equalled the number of removals. Accordingly, the October 2011 rental market survey saw the total number of units in the universe remain unchanged at 52,319. Additions to the row and apartment universe between the fall 2010 survey and the fall 2011 survey totalled 1,320 units. Of these, 906 units were returned to the universe after having undergone renovations. New construction accounted for 414 units being added to the

Figure 4



Source: CMHC

universe since October 2010. Rental construction rebounded in 2010 and has remained elevated through 2011 which will result in continued additions to Winnipeg's rental stock. The renovation of units continues to be a major source of temporary removals from the rental universe. During the October 2011 survey, 764 units could not be rented due to the fact they were undergoing renovation. Winnipeg also continues to lose units permanently from the universe, with 292 units removed due to condominium conversion and a further 29 units lost due to demolition.

Rents Continue to Increase

The average two-bedroom apartment rent in the Winnipeg CMA increased \$38 from \$837 in October 2010 to \$875 in 2011. Across the city, average two-bedroom monthly rents ranged

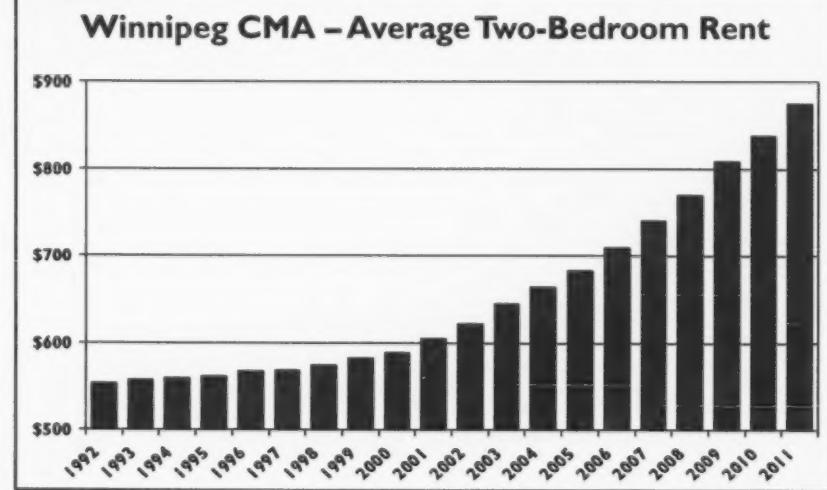
from a low of \$630 in Lord Selkirk, to a high of \$963 in Fort Rouge.

The same-sample³ average rent in existing units rose by 4.6 per cent between October 2010 and October

2011, surpassing the mandated maximum increase of 1.5 per cent in 2011. There are several reasons why the same-sample rents would increase at a stronger pace than the guideline amount. For example, landlords choosing to renovate a building under a rehabilitation scheme may apply for an exemption from the rent increase guideline for a maximum of five years, allowing them to recoup some of their renovation costs and phase in the increase over that five year period.

Between 2005 and 2009, applications to the Residential Tenancies Branch for exemption under a renovation scheme represented almost five thousand units⁴, or approximately nine per cent of the total universe. New rental construction has also been exempt from the rent control guidelines since 2002, and since this time, 2,459 units have been completed and added to the universe. As a result, the share of units exempted from rent

Figure 5



Source: CMHC

³ When comparing year-over-year average rents, the age of the building needs to be taken into consideration because rents in newly-built structures tend to be higher than in existing buildings. By comparing rents for units that are common to both 2010 and 2011 October Rental Market Surveys, we can get a better indication of actual rent increases paid by most tenants.

⁴ Province of Manitoba, Residential Tenancies Branch Annual Reports 2005-2009

controls has increased in the overall rental universe. In addition, landlords facing rising maintenance and energy costs may also apply for permission to increase rents above the guideline. In general, above guideline increases in rent are granted for between 25 and 30 per cent of all rental units.

Vacancy Rate Stable in Row Rentals

Counter to the increase in vacancy in the apartment market, the vacancy rate in Winnipeg's private row structures remained virtually unchanged, posting 0.5 per cent vacancy in October 2011 compared to 0.6 per cent in October 2010. In the suburban area zones, the row vacancy rate decreased to 0.4 in October 2011 from 0.9 per cent one year earlier. At 1,148 units, the universe of private row rental suites declined from 1,203 units one year earlier. Same sample row rents increased 5.8 per cent year-over-year in 2011, following a 3.9 per cent year-over-year increase in 2010.

Secondary Rental Market Survey

CMHC's Secondary Rental Market Survey collects information on rented condominium apartments, single-detached houses, semi-detached, row, duplex, and accessory suites. October 2011 represents the first time this survey was conducted in the Winnipeg CMA.

Secondary Rental Market Survey: Condominium Apartments

Vacancies Low in Rental Condominium Apartments

CMHC's survey found a total condominium universe of 13,289 units in October. Of these, the number of condominium apartments identified as investor-owned and rented rather than owner-occupied totalled 1,828 suites. This represents 13.8 per cent of the total condominium universe. The vacancy rate in rental condominium apartments across the Winnipeg CMA was 1.8 per cent in October 2011, slightly higher than the vacancy rate among purpose-built rental apartments.

In part, the difference in vacancy between the condominium and purpose-built rental markets can be attributed to the higher average rent commanded by condominiums. For a typical two-bedroom condominium apartment unit, the average unit rented for \$917 per month, \$42 higher than the purpose-built rental market. Rental rates in condominium apartments are typically higher compared to those in the purpose-built market as the buildings are generally newer and have more features such as additional appliances and underground parking.

Secondary Rental Market Survey: Other Dwellings

The number of households renting in Winnipeg's other secondary market this October was estimated at 24,234. Table 5.2 provides details on households renting secondary units by dwelling type. In 2011, there were 9,532 households renting single-detached units with almost an equal number of households renting semi-detached, row or duplex units at 9,298. The remaining households were renting accessory suites.

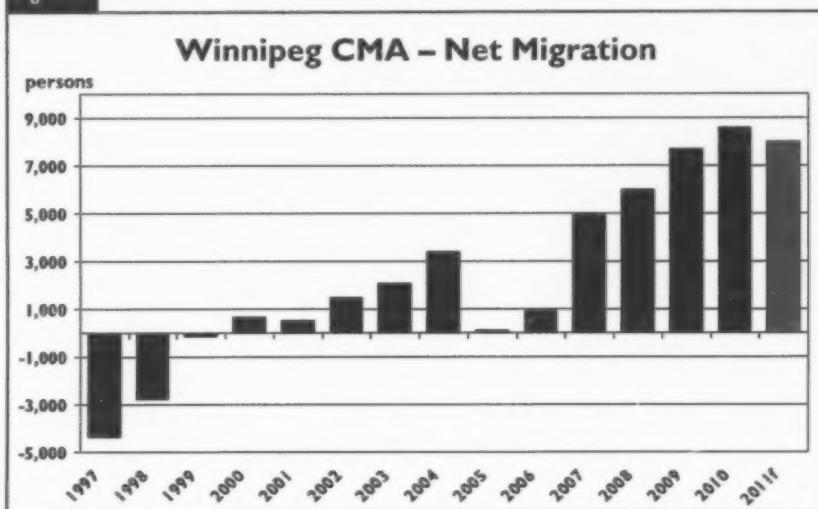
Average rents by dwelling type in the secondary market are provided in Table 5.1. For all dwelling types, the average rent this October was \$827. A single-detached house rented for an average of \$882 while for semi-detached, row, and duplex units, the average rent was \$843.

Rental Market Outlook

Vacancy Rate to Rise Modestly in 2012

The vacancy rate in Winnipeg has been below two per cent since 2001. Moving forward, we expect little change in the rental market universe and a steady supply of new renters. However, demand pressures will somewhat ease, resulting in a modest uptick in the vacancy rate by October 2012.

Figure 6



Source: Statistics Canada, CMHC Forecast

Many of the conditions that contributed to an increase in the vacancy rate during the October 2011 survey period will persist over the next year. Positive economic conditions typified by stable employment and rising earnings, along with low mortgage rates will continue to encourage renters to make the move to homeownership. Those opting to purchase a home will also find favourable conditions in the resale market as listings are anticipated to

increase and price growth to ease. In addition, as these renters leave their suites, the number of new renters replacing them will ease slightly as Winnipeg is expected to experience a moderation in net migration over the forecast period.

The rental universe will continue to lose units permanently due to demolition and condominium conversion. Rental construction rebounded in the last two years, which points to future additions to

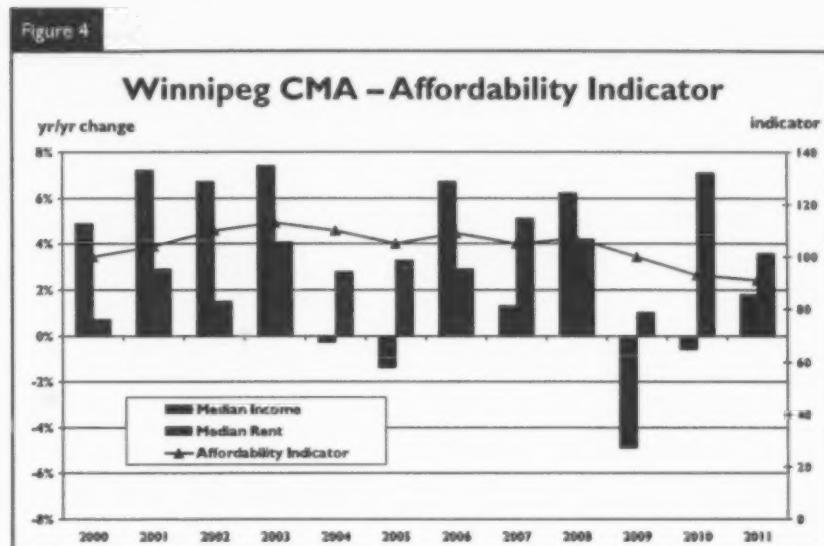
Winnipeg's rental stock once these units are completed and included in upcoming surveys. These additions, however, will only represent a small percentage of the rental universe and not greatly impact the vacancy rate

Rent increases to continue into 2012

Each year, the Residential Tenancies Branch sets a rent increase guideline which applies to the majority of Winnipeg's rental apartment stock. In 2012, the guideline limits landlords to a one per cent increase. Average rents, however, are forecast to increase at a rate greater than the guideline as landlords facing increasing costs apply for exemptions and the share of existing units in the universe exempt from the guideline because of age or recent rehabilitation continues to increase. In addition, newly constructed and rehabilitated units added to the universe over the next year will command higher rents which will have the effect of pushing up the overall average increase. Consequently, we expect that rents will increase in excess of the guideline at a rate of near three per cent by October of 2012.

Rental Affordability Indicator

CMHC's rental affordability indicator⁵ shows that affordability in Winnipeg's rental market declined from the previous year. The affordability indicator in 2011 was 91 compared to 93 in 2010. The decline was due to the income of renter households not keeping pace with increases in rent. The estimated average median income of renter households increased by 1.8 per cent from October 2010 to October 2011, while over the same period, the median cost of renting a two-bedroom apartment rose 3.6 per cent.



Source: Statistics Canada Survey of Labour and Income Dynamics, CMHC

⁵ Please refer to the methodology section for detailed information on the indicator.

Apartment Vacancy Rates (%) by Major Centres		Oct. 2010	Oct. 2011
Abbotsford		6.5	6.7
Barrie		3.4	1.7
Brantford		3.7	1.8
Calgary		3.6	1.9
Edmonton		4.2	3.3
Gatineau		2.5	2.2
Greater Sudbury		3.0	2.8
Guelph		3.4	1.1
Halifax		2.6	2.4
Hamilton		3.7	3.4
Kelowna		3.5	3.0
Kingston		1.0	1.1
Kitchener-Cambridge-Waterloo		2.6	1.7
London		5.0	3.8
Moncton		4.2	4.3
Montréal		2.7	2.5
Oshawa		3.0	1.8
Ottawa		1.6	1.4
Peterborough		4.1	3.5
Québec		1.0	1.6
Regina		1.0	0.6
Saguenay		1.8	1.4
Saint John		5.1	5.9
Saskatoon		2.6	2.6
Sherbrooke		4.6	4.7
St. Catharines-Niagara		4.4	3.2
St. John's		1.1	1.3
Thunder Bay		2.2	1.7
Toronto		2.1	1.4
Trois-Rivières		3.9	3.9
Vancouver		1.9	1.4
Victoria		1.5	2.1
Windsor		10.9	8.1
Winnipeg		0.8	1.1
Total		2.6	2.2

National Vacancy Rate Decreased in October 2011

The average rental apartment vacancy rate in Canada's 35 major centres⁶ decreased to 2.2 per cent in October 2011 from 2.6 in October 2010. Immigration and increased employment in the under 25 years age group have been factors supporting demand for rental units.

The major centres with the lowest vacancy rates in October 2011 were Regina (0.6 per cent), Winnipeg, Kingston and Guelph (1.1 per cent) and St. John's (1.3 per cent). The major centres with the highest vacancy rates were Windsor (8.1 per cent), Abbotsford (6.7 per cent), Saint John (5.9 per cent), Sherbrooke (4.7 per cent) and Moncton (4.3 per cent).

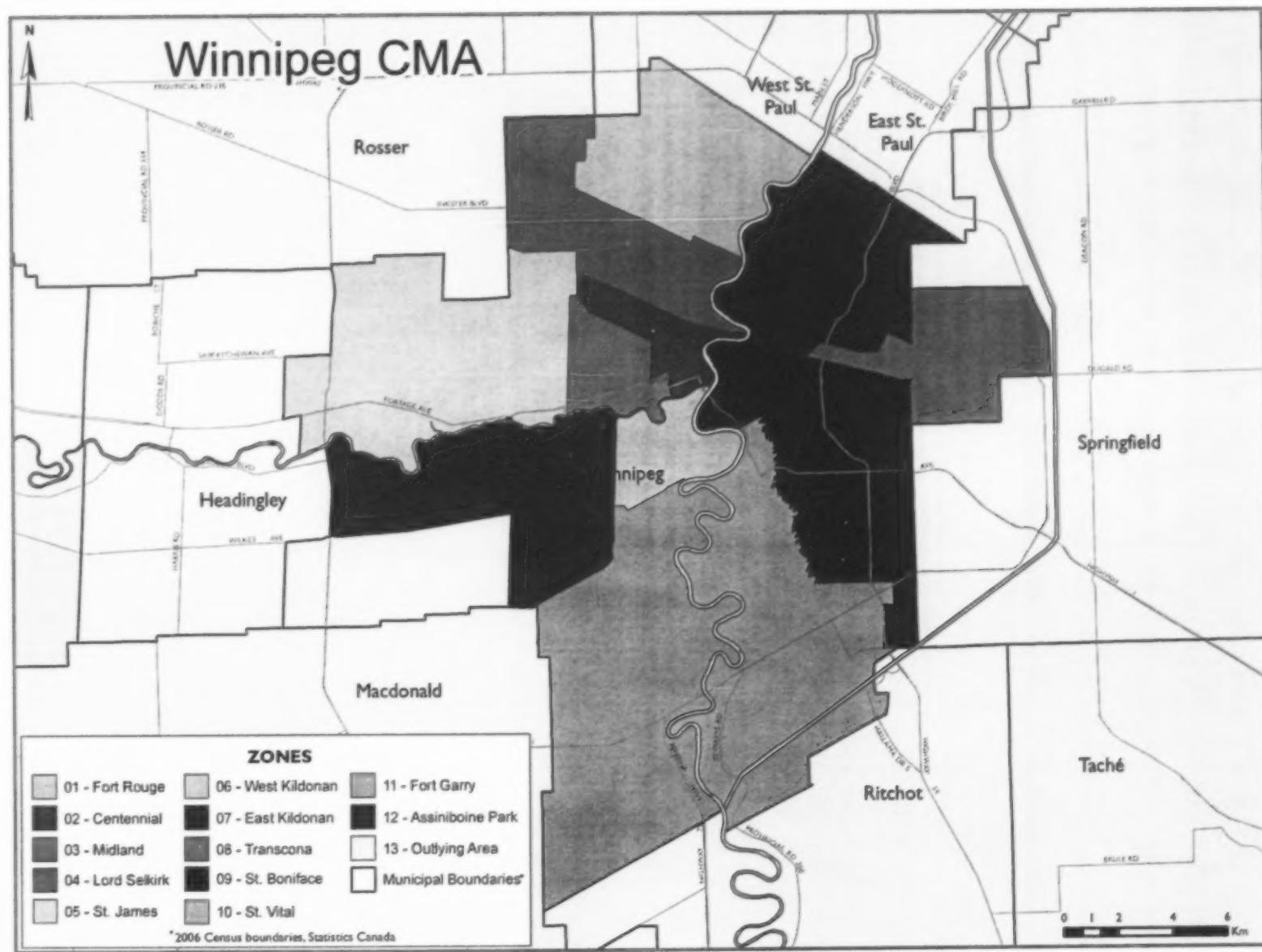
The Canadian average two-bedroom rent was up from \$860 in October 2010 to \$883 in October 2011. With respect to the CMAs, the highest average monthly rents for two-bedroom apartments in new and existing structures in Canada's major centres were in Vancouver (\$1,237), Toronto (\$1,149), Ottawa (\$1,086), Calgary (\$1,084), Victoria (\$1,045), Edmonton (\$1,034) and Barrie (\$1,001). The lowest average monthly

rents for two-bedroom apartments were in Trois-Rivières (\$547), Saguenay (\$557) and Sherbrooke (\$577).

Overall, the average rent for two-bedroom apartments in existing structures across Canada's 35 major centres increased 2.2 per cent between October 2010 and October 2011, a similar pace of rent increase to what was observed between October 2009 and October 2010 (2.4 per cent) and roughly in line with inflation (2.9 per cent).

CMHC's October 2011 Rental Market Survey also covers condominium apartments offered for rent in Victoria, Vancouver, Calgary, Edmonton, Regina, Saskatoon, Winnipeg, Toronto, Ottawa, Montréal and Québec. Vacancy rates for rental condominium apartments were 2.0 per cent or below in 7 of the 11 centres surveyed. Rental condominium vacancy rates were the lowest in Saskatoon (0.4 per cent), Regina (0.6 per cent) and Vancouver (0.9 per cent). The highest vacancy rates for rental condominium apartments occurred in Calgary (5.7 per cent), Edmonton (3.7 per cent) and Montréal (2.8 per cent).

⁶ Major centres are based on Statistics Canada Census Metropolitan Areas (CMAs) with the exception of the Ottawa-Gatineau CMA which is treated as two centres for Rental Market Survey purposes and Charlottetown which is a Census Agglomeration (CA).



RMS ZONE DESCRIPTIONS - WINNIPEG CMA	
Zone 1	Fort Rouge - North: Assiniboine River; East: Red River; South: Jubilee Avenue, Parker Avenue; West: Waverley St.
Zone 2	Centennial - North: C.P. Rail Winnipeg Yards; East: Red River; South: Assiniboine River to Osborne Street, north on Osborne to Portage Avenue, Portage to Sherbrook St., Sherbrook to Notre Dame Ave.; West: Keewatin St.
Zone 3	Midland - North: Notre Dame Avenue; East: Sherbrook Street to Portage Ave., Portage to Osborne St., to Assiniboine River; South: Assiniboine River; West: St. James Street.
Zone 4	Lord Selkirk - North : City limits to Ritchie St., south to Ritchie/Templeton intersection, West in a straight line to CPR Arborg, South along Keewatin Street to the north limit of the Inkster Industrial Park, the north limit of Inkster Industrial Park to Carruthers Avenue, Carruthers Avenue to McGregor, North along McGregor to Smithfield, Smithfield to the Red River; East: Red River; South: CPR Molson/Carberry; West: Brookside Blvd (city limits).
Zone 1-4	Core Areas
Zone 5	St. James - North: City limits to CPR Carberry/CNR Oak Point; East: CNR Oak Point, St. James Street; South: Assiniboine River; West: City limits.
Zone 6	West Kildonan - North: City limits; East: Red River; South: (north limit of Zone 4); West: City limits.
Zone 7	East Kildonan - North: City limits; East: City limits to Gunn Road, Plessis Rd to Ravelston Ave; South: Ravelston Ave. to Owen St., Owen Street to Regent Avenue, Regent to Panet Road to Mission St.; West: Red River.
Zone 8	Transcona - North: City limits; East: City limits; South: City limits; West: Plessis Rd. to CNR Reddit to Panet Rd, Panet to Regent, Regent to Owen, Owen to Ravelston, Ravelston to Plessis, Plessis to the City limit.
Zone 9	St. Boniface - North: Missions St/CNR Reddit; East: Plessis Road; South: City limits; West: Seine River to Carriere Ave., Carriere to Red River, Red River.
Zone 10	St. Vital - North: Carriere Ave; East: Seine River; South: City limits; West: Red River.
Zone 11	Fort Garry - North: McGillivray Blvd to Waverley St., Waverley to Wilkes Avenue, Wilkes to Parker Avenue, Parker Avenue to Jubilee Avenue; East: Red River; South: City limits; West: City limits.
Zone 12	Assiniboine Park - North Assiniboine River; East: Waverley Ave.; South: McGillivray/City limits; West: City limits.
Zones 5-12	Suburban Areas
Zones 1-12	Winnipeg CMA

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

- 1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 1.1.2 Average Rents (\$) by Zone and Bedroom Type
- 1.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
- 1.1.4 Availability Rates (%) by Zone and Bedroom Type
- 1.1.5 Estimate of Percentage Change (%) of Average Rent
- 1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
- 1.2.2 Average Rents (\$) by Year of Construction and Bedroom Type
- 1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
- 1.3.2 Average Rents (\$) by Structure Size and Bedroom Type
- 1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

- 1.3.3 Vacancy Rates (%) by structure Size and Zone

Private Row (Townhouse) Data:

- 2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 2.1.2 Average Rents (\$) by Zone and Bedroom Type
- 2.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
- 2.1.4 Availability Rates (%) by Zone and Bedroom Type
- 2.1.5 Estimate of Percentage Change (%) of Average Rent

Private Apartment and Row (Townhouse) Data:

- 3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 3.1.2 Average Rents (\$) by Zone and Bedroom Type
- 3.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
- 3.1.4 Availability Rates (%) by Zone and Bedroom Type
- 3.1.5 Estimate of Percentage Change (%) of Average Rent

Available in the Quebec, Montreal, Ottawa, Toronto, Regina, Saskatoon, Edmonton, Calgary, Winnipeg, Vancouver and Victoria Reports

Rental Condominium Apartment Data

- 4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
- 4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents (\$)
- 4.1.3 Rental Condominium Apartments - Average Rents (\$)
- 4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
- 4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
- 4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Winnipeg, Regina, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

Secondary Rented Unit Data

- 5.1 Secondary Rented Unit Average Rents (\$) by Dwelling Type
- 5.2 Estimated Number of Households in Secondary Rented Units and Estimated Percentage of Households in Secondary Rented Units by Dwelling Type

I.I.1 Private Apartment Vacancy Rates (%)**by Zone and Bedroom Type****Winnipeg CMA**

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11								
Zone 1 - Fort Rouge	2.5 c	0.6 b	1.0 a	0.8 a	1.1 a	1.1 a	0.7 b	1.9 c	1.1 a	0.9 a
Zone 2 - Centennial	0.6 a	1.2 a	1.0 a	1.3 a	0.5 a	3.9 d	**	**	0.8 a	1.9 c
Zone 3 - Midland	1.2 a	2.1 c	1.0 a	1.0 a	2.3 b	0.7 b	0.0 d	0.0 d	1.3 a	1.1 a
Zone 4 - Lord Selkirk	0.0 c	0.0 c	1.9 b	1.6 c	5.5 c	2.5 c	**	**	3.3 c	2.0 b
Core Areas (Zones 1-4)	1.0 a	1.4 a	1.1 a	1.1 a	1.6 a	1.8 c	1.9 c	2.7 c	1.2 a	1.3 a
Zone 5 - St. James	1.4 a	2.6 c	0.8 a	1.7 a	0.7 a	0.7 a	1.5 c	0.0 d	0.8 a	1.2 a
Zone 6 - West Kildonan	0.0 c	0.0 d	0.5 a	0.6 a	0.3 a	0.4 a	0.0 d	0.0 a	0.4 a	0.5 a
Zone 7 - East Kildonan	2.9 a	0.9 a	0.4 a	0.4 a	0.9 a	0.5 a	1.2 d	0.6 b	0.7 a	0.5 a
Zone 8 - Transcona	0.0 a	**	0.0 c	2.3 a	0.0 a	2.7 a	**	**	0.0 b	2.6 a
Zone 9 - St. Boniface	1.0 d	4.1 c	0.9 a	0.6 a	0.5 a	2.9 b	3.1 c	0.0 b	0.8 a	1.8 b
Zone 10 - St. Vital	0.0 c	0.0 c	0.6 a	1.0 a	0.5 a	1.2 a	4.9 b	0.0 d	0.7 a	1.0 a
Zone 11 - Fort Garry	0.0 c	0.0 c	0.5 a	0.8 a	0.2 a	0.7 a	0.0 c	1.9 b	0.3 a	0.7 a
Zone 12 - Assiniboine Park	2.8 a	2.5 a	0.0 b	0.1 a	0.1 a	0.7 a	**	**	0.2 a	0.5 a
Suburban Areas (Zones 5-12)	1.4 a	2.0 b	0.6 a	0.8 a	0.5 a	1.0 a	1.5 b	0.6 a	0.6 a	0.9 a
Zone 13 - Outlying Areas	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Winnipeg CMA	1.2 a	1.6 a	0.8 a	0.9 a	0.8 a	1.2 a	1.6 b	1.1 a	0.8 a	1.1 a

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

I.1.2 Private Apartment Average Rents (\$)
by Zone and Bedroom Type

Winnipeg CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - Fort Rouge	476 b	494 a	705 a	727 a	969 a	963 a	1,281 b	1,212 b	812 a	817 a
Zone 2 - Centennial	525 b	527 a	629 a	636 a	811 a	851 a	836 d	885 c	654 a	665 a
Zone 3 - Midland	418 a	496 a	507 a	574 a	628 a	712 a	717 d	**	521 a	593 a
Zone 4 - Lord Selkirk	359 b	373 b	511 a	492 a	582 a	630 a	711 b	848 b	532 a	543 a
Core Area (Zones 1-4)	476 a	507 a	615 a	643 a	832 a	861 a	1,130 b	1,075 b	870 a	897 a
Zone 5 - St. James	566 a	599 a	733 a	744 a	889 a	902 a	1,091 b	1,096 b	802 a	816 a
Zone 6 - West Kildonan	460 b	636 b	722 a	783 a	843 a	920 a	**	986 a	785 a	862 a
Zone 7 - East Kildonan	445 b	511 b	614 a	656 a	756 a	820 a	941 b	956 a	666 a	724 a
Zone 8 - Transcona	432 a	**	619 a	641 a	672 a	702 a	**	**	649 a	678 a
Zone 9 - St. Boniface	434 a	512 a	643 a	668 a	831 a	901 a	1,145 a	1,223 c	718 a	770 a
Zone 10 - St. Vital	552 a	521 b	688 a	704 a	854 a	879 a	1,017 a	1,026 a	765 a	789 a
Zone 11 - Fort Garry	626 a	637 a	701 a	716 a	889 a	891 a	1,067 a	1,152 a	809 a	821 a
Zone 12 - Assiniboine Park	571 a	594 a	686 a	704 a	817 a	879 a	**	**	744 a	789 a
Suburban Areas (Zones 5-12)	513 a	563 a	673 a	703 a	840 a	881 a	1,026 a	1,042 a	749 a	785 a
Zone 13 - Outlying Areas	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Winnipeg CMA	488 a	524 a	649 a	678 a	837 a	875 a	1,056 a	1,050 a	719 a	754 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b-Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3 Number of Private Apartment Units in the Universe**by Zone and Bedroom Type****Winnipeg CMA**

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - Fort Rouge	402	407	3,977	4,026	2,965	2,973	170	173	7,514	7,579
Zone 2 - Centennial	1,146	1,106	3,659	3,571	1,450	1,607	47	56	6,302	6,340
Zone 3 - Midland	901	904	2,982	2,854	1,140	1,102	41	31	5,064	4,891
Zone 4 - Lord Selkirk	64	63	770	733	579	533	27	24	1,440	1,353
Core Area (Zones 1-4)	2,513	2,480	11,388	11,184	6,134	6,215	285	284	20,320	20,163
Zone 5 - St. James	401	427	2,707	2,711	2,915	2,935	154	154	6,177	6,227
Zone 6 - West Kildonan	48	46	1,643	1,657	2,022	2,032	119	118	3,832	3,853
Zone 7 - East Kildonan	254	244	4,291	4,182	2,877	2,764	249	233	7,671	7,423
Zone 8 - Transcona	8	7	178	173	194	186	12	12	392	378
Zone 9 - St. Boniface	194	177	2,083	2,051	1,693	1,994	63	64	4,033	4,286
Zone 10 - St. Vital	113	115	1,846	1,946	1,735	1,822	78	79	3,772	3,962
Zone 11 - Fort Garry	88	92	1,831	1,773	2,601	2,583	117	117	4,637	4,565
Zone 12 - Assiniboine Park	38	38	665	648	731	725	27	27	1,461	1,438
Suburban Areas (Zones 5-12)	1,144	1,146	15,244	15,141	14,768	15,041	819	804	31,975	32,132
Zone 13 - Outlying Areas	0	0	12	12	12	12	0	0	24	24
Winnipeg CMA	3,657	3,626	26,644	26,337	20,914	21,268	1,104	1,088	52,319	52,319

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a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4 Private Apartment Availability Rates (%)

by Zone and Bedroom Type

Winnipeg CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11								
Zone 1 - Fort Rouge	3.0 d	0.6 b	1.9 a	1.2 a	1.9 a	1.6 b	4.5 d	2.9 c	2.0 a	1.4 a
Zone 2 - Centennial	0.8 a	1.4 a	1.3 a	1.6 a	1.0 a	4.1 d	**	**	1.1 a	2.2 b
Zone 3 - Midland	1.7 b	2.2 c	1.2 a	1.5 a	2.8 b	1.9 c	0.0 d	0.0 d	1.6 a	1.7 b
Zone 4 - Lord Selkirk	**	0.0 c	4.0 b	2.4 b	8.4 b	3.6 c	**	**	5.7 b	2.9 b
Core Area (Zones 1-4)	1.5 a	1.5 b	1.6 a	1.5 a	1.5 a	2.1 b	4.5 d	3.3 d	1.9 a	1.7 a
Zone 5 - St. James	1.9 a	2.8 c	1.2 a	2.3 b	0.9 a	1.4 a	1.5 c	0.0 d	1.1 a	1.9 a
Zone 6 - West Kildonan	2.0 c	0.0 d	1.5 a	1.4 a	1.1 a	2.2 a	0.0 d	0.0 a	1.3 a	1.7 a
Zone 7 - East Kildonan	2.9 a	1.3 a	0.6 a	0.7 a	1.8 b	1.0 a	1.2 d	0.6 b	1.2 a	0.8 a
Zone 8 - Transcona	0.0 a	**	0.6 a	2.3 a	1.0 a	3.2 a	**	**	0.8 a	2.9 a
Zone 9 - St. Boniface	1.0 d	4.6 c	1.3 a	0.9 a	1.1 a	4.6 b	3.1 c	0.0 b	1.2 a	2.7 a
Zone 10 - St. Vital	0.0 c	0.0 d	1.2 a	1.2 a	1.6 a	1.5 a	4.9 b	**	1.4 a	1.3 a
Zone 11 - Fort Garry	0.0 c	2.0 c	0.8 a	1.3 a	1.1 a	0.9 a	1.0 a	1.9 b	1.0 a	1.1 a
Zone 12 - Assiniboine Park	2.8 a	2.5 a	0.2 a	0.1 a	0.3 a	0.7 a	**	**	0.3 a	0.5 a
Suburban Areas (Zones 5-12)	1.7 a	2.5 b	1.0 a	1.0 a	1.2 a	1.0 a	1.7 b	0.7 a	1.1 a	1.5 a
Zone 13 - Outlying Areas	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Winnipeg CMA	1.5 a	1.8 a	1.3 a	1.3 a	1.6 a	2.0 a	2.4 b	1.4 a	1.4 a	1.6 a

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a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

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Please click Methodology or Data Reliability Tables Appendix link for more details

**1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent¹
by Bedroom Type
Winnipeg CMA**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09 to Oct-10	Oct-10 to Oct-11								
Zone 1 - Fort Rouge	++	**	3.4 c	6.4 c	1.7 c	6.4 c	++	**	2.3 b	6.0 c
Zone 2 - Centennial	3.2 d	5.2 d	3.9 c	3.8 d	3.8 c	2.6 c	++	++	3.7 c	3.8 d
Zone 3 - Midland	3.4 d	**	4.7 d	5.1 d	3.2 d	5.0 d	++	**	4.1 d	**
Zone 4 - Lord Selkirk	++	4.4 d	**	**	**	**	**	**	**	4.1 d
Core Area (Zones 1-4)	2.3 c	5.0 c	3.8 b	5.1 b	2.8 b	4.7 c	++	**	3.2 b	5.2 b
Zone 5 - St. James	++	4.7 c	2.1 b	++	**	++	**	**	2.4 b	++
Zone 6 - West Kildonan	++	**	4.7 d	5.6 b	4.2 c	6.3 b	**	**	3.9 c	6.4 c
Zone 7 - East Kildonan	7.3 c	4.5 d	6.9 b	6.0 c	**	6.8 b	11.4 d	**	7.1 b	6.4 c
Zone 8 - Transcona	**	**	**	5.5 b	++	4.1 a	**	**	**	4.2 a
Zone 9 - St. Boniface	++	**	3.5 c	3.4 b	3.5 c	3.7 b	++	4.0 b	3.2 c	3.6 b
Zone 10 - St. Vital	5.1 b	2.0 c	3.7 b	4.1 b	3.6 b	4.0 b	0.9 a	0.9 a	3.6 b	3.8 b
Zone 11 - Fort Garry	3.6 c	1.1 d	2.0 c	3.1 c	2.5 b	2.8 a	2.4 c	4.0 c	2.5 b	2.7 a
Zone 12 - Assiniboine Park	**	-0.3 a	++	6.8 b	++	7.9 b	**	**	++	6.7 b
Suburban Areas (Zones 5-12)	4.4 c	4.0 b	3.8 b	4.0 b	5.4 c	4.0 b	5.5 d	4.4 d	3.8 b	4.2 b
Zone 13 - Outlying Areas	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Winnipeg CMA	3.4 c	4.4 b	3.8 a	4.3 b	4.5 b	4.2 b	4.8 c	4.5 c	3.6 a	4.6 b

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b-Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

**1.2.1 Private Apartment Vacancy Rates (%)
by Year of Construction and Bedroom Type**

Winnipeg CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Winnipeg CMA										
Pre 1940	1.7 b	2.9 b	1.7 b	1.6 a	2.5 b	1.2 a	1.4 d	3.1 d	2.0 a	1.7 a
1940 - 1959	1.4 a	2.5 b	1.1 a	1.7 a	0.6 a	1.1 a	0.0 d	**	1.0 a	1.6 a
1960 - 1974	0.9 a	0.5 a	0.5 a	0.8 a	0.7 a	1.2 a	1.5 a	0.7 a	0.6 a	0.9 a
1975 - 1989	0.0 b	0.0 c	0.5 a	0.2 a	0.6 a	0.7 a	1.1 a	0.3 a	0.5 a	0.4 a
1990+	**	n/s	1.8 a	0.0 b	0.8 a	2.9 a	4.3 a	**	1.0 a	2.4 a
Total	1.2 a	1.6 a	0.8 a	0.9 a	0.8 a	1.2 a	1.6 b	1.1 a	0.8 a	1.1 a

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b-Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

**1.2.2 Private Apartment Average Rents (\$)
by Year of Construction and Bedroom Type**

Winnipeg CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Winnipeg CMA										
Pre 1940	418 a	451 a	519 a	550 a	675 a	734 a	990 b	1,028 b	560 a	603 a
1940 - 1959	486 b	525 a	577 a	626 a	726 a	791 a	1,056 c	1,147 c	605 a	660 a
1960 - 1974	534 a	561 a	669 a	691 a	828 a	853 a	1,045 a	1,068 a	725 a	751 a
1975 - 1989	564 a	614 a	727 a	738 a	881 a	887 a	1,093 c	988 a	810 a	815 a
1990+	**	n/s	856 a	950 a	1,048 a	1,128 a	1,283 a	1,528 a	1,017 a	1,106 a
Total	488 a	524	649 a	678 a	837 a	875 a	1,056 a	1,050 a	719 a	754 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b-Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

**1.3.1 Private Apartment Vacancy Rates (%)
by Structure Size and Bedroom Type
Winnipeg CMA**

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Winnipeg CMA										
3 to 5 Units	0.0 c	**	**	1.8 c	5.6 d	1.8 c	**	**	3.2 d	2.0 c
6 to 19 Units	1.3 a	2.4 c	1.0 a	1.3 a	1.0 a	0.8 a	2.8 c	0.0 c	1.1 a	1.2 a
20 to 49 Units	2.0 a	2.3 a	1.0 a	0.9 a	0.9 a	0.8 a	0.0 d	1.8 b	1.0 a	1.0 a
50 to 99 Units	0.3 a	0.6 a	0.8 a	1.1 a	0.6 a	1.7 a	2.5 c	0.8 d	0.7 a	1.4 a
100+ Units	0.2 b	0.1 a	0.3 a	0.6 a	0.6 a	1.4 a	1.2 a	0.7 a	0.5 a	0.9 a
Total	1.2 a	1.6 a	0.8 a	0.9 a	0.8 a	1.2 a	1.6 b	1.1 a	0.8 a	1.1 a

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b-Very good, c - Good, d - Fair (Use with Caution)

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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

**1.3.2 Private Apartment Average Rents (\$)
by Structure Size and Bedroom Type
Winnipeg CMA**

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Winnipeg CMA										
3 to 5 Units	389 b	399 b	557 b	547 a	680 b	755 c	897 b	918 b	604 a	626 b
6 to 19 Units	420 a	460 a	542 a	570 a	673 a	705 a	844 c	835 b	576 a	609 a
20 to 49 Units	464 a	500 a	595 a	637 a	776 a	831 a	1,055 c	1,057 a	652 a	702 a
50 to 99 Units	467 a	510 a	692 a	734 a	890 a	954 a	1,130 b	1,112 b	787 a	848 a
100+ Units	614 a	636 a	733 a	739 a	922 a	921 a	1,100 a	1,094 a	810 a	812 a
Total	488 a	524 a	649 a	678 a	837 a	875 a	1,056 a	1,050 a	719 a	754 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b-Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

**1.4 Private Apartment Vacancy Rates (%)
by Rent Range and Bedroom Type
Winnipeg CMA**

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Winnipeg CMA										
LT \$500	1.2 a	1.1 a	1.0 a	1.0 a	3.0 c	4.0 d	**	**	1.2 a	1.2 a
\$500 - \$599	2.7 b	3.0 d	0.9 a	1.0 a	1.2 a	0.5 a	**	**	1.1 a	1.2 a
\$600 - \$699	0.6 b	2.2 c	0.3 a	1.2 a	0.8 a	0.5 a	**	**	0.5 a	1.1 a
\$700 - \$799	2.7 a	0.6 a	0.9 a	0.9 a	0.4 a	0.6 a	0.0 d	**	0.7 a	0.8 a
\$800 - \$1094	**	**	1.0 a	1.1 a	0.9 a	0.8 a	1.3 a	1.1 a	0.9 a	0.9 a
\$1095+	**	n/s	3.6 d	**	1.5 a	2.7 b	2.3 b	2.3 c	1.9 a	2.6 a
Total	1.2 a	1.6 a	0.8 a	0.9 a	0.8 a	1.2 a	1.6 b	1.1 a	0.8 a	1.1 a

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

**2.1.1 Private Row (Townhouse) Vacancy Rates (%)
by Zone and Bedroom Type**

Winnipeg CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - Fort Rouge	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Zone 2 - Centennial	n/u	n/u	**	**	**	**	0.0 a	**	0.0 a	**
Zone 3 - Midland	**	n/s	**	**	0.0 a	2.4 a	**	**	0.0 a	**
Zone 4 - Lord Selkirk	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Core Area (Zones 1-4)	**	n/s	**	**	0.0 a	-	0.0 c	0.0 d	0.0 b	0.1 b
Zone 5 - St. James	n/u	n/u	n/u	n/u	0.0 a	0.0 a	0.0 a	**	0.0 a	**
Zone 6 - West Kildonan	n/u	n/u	n/u	n/u	**	n/s	n/u	n/u	**	n/s
Zone 7 - East Kildonan	**	**	**	**	**	**	0.0 c	0.0 c	0.0 c	0.5 b
Zone 8 - Transcona	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 9 - St. Boniface	n/u	n/u	n/u	n/u	**	**	1.9 a	**	1.7 a	**
Zone 10 - St. Vital	n/u	n/u	n/u	n/u	n/u	n/u	0.0 a	1.4 a	0.0 a	1.4 a
Zone 11 - Fort Garry	n/u	n/u	n/u	n/u	**	n/s	1.2 a	**	1.2 a	**
Zone 12 - Assiniboine Park	**	**	**	**	**	**	**	**	**	**
Suburban Areas (Zones 5-12)	**	**	**	**	0.0 c	0.9 b	0.9 a	0.4 a	0.9 a	0.4 b
Zone 13 - Outlying Areas	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Winnipeg CMA	1.6 a	**	0.0 a	**	0.0 b	0.6 b	0.8 a	0.5 a	0.6 a	0.5 a

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b-Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

**2.1.2 Private Row (Townhouse) Average Rents (\$)
by Zone and Bedroom Type**

Winnipeg CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total			
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11		
Zone 1 - Fort Rouge	n/u	n/u	n/u	n/u	**	n/s	n/u	n/u	**	n/s		
Zone 2 - Centennial	n/u	n/u	**	**	**	**	844	a	**	792	a	
Zone 3 - Midland	n/s	n/s	**	n/s	608	a	615	a	**	607	b	
Zone 4 - Lord Selkirk	n/u	n/u	n/u	n/u	**	**	**	**	**	827	c	
Core Area (Zones 1-4)	n/u	n/u	**	**	752	a	704	b	700	c	715	c
Zone 5 - St. James	n/u	n/u	n/u	n/u	726	a	736	a	760	a	746	a
Zone 6 - West Kildonan	n/u	n/u	n/u	n/u	**	n/s	n/u	n/u	**	n/s		
Zone 7 - East Kildonan	**	**	**	**	591	c	790	b	813	a	913	a
Zone 8 - Transcona	n/u	n/u	n/u	n/u	n/u	n/u	**	**	682	b	757	a
Zone 9 - St. Boniface	n/u	n/u	n/u	n/u	**	**	1,031	a	**	1,008	a	
Zone 10 - St. Vital	n/u	n/u	n/u	n/u	n/u	n/u	889	b	982	a	889	b
Zone 11 - Fort Garry	n/u	n/u	n/u	n/u	**	n/s	1,118	a	n/s	1,110	a	
Zone 12 - Assiniboine Park	**	**	**	**	**	**	**	**	**	**		
Suburban Areas (Zones 5-12)	**	**	**	**	786	a	867	c	971	a	1,028	b
Zone 13 - Outlying Areas	n/u	n/u	n/u	n/u	**	**	**	**	**	**		
Winnipeg CMA	**	**	631	**	733	a	811	b	935	a	1,121	a
											1,555	b

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

**2.1.3 Number of Private Row (Townhouse) Units in the Universe
by Zone and Bedroom Type**

Winnipeg CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - Fort Rouge	0	0	0	0	9	13	0	0	9	13
Zone 2 - Centennial	0	0	2	2	86	85	58	53	146	140
Zone 3 - Midland	1	1	5	5	45	42	5	12	56	60
Zone 4 - Lord Selkirk	0	0	0	0	34	34	138	78	172	112
Core Areas (Zones 1-4)	1	1	7	7	174	174	201	143	383	325
Zone 5 - St. James	0	0	0	0	29	29	43	43	72	72
Zone 6 - West Kildonan	0	0	0	0	4	4	0	0	4	4
Zone 7 - East Kildonan	48	48	1	1	31	31	123	118	203	198
Zone 8 - Transcona	0	0	0	0	0	0	12	12	12	12
Zone 9 - St. Boniface	0	0	0	0	24	24	212	212	236	236
Zone 10 - St. Vital	0	0	0	0	0	0	62	70	62	70
Zone 11 - Fort Garry	0	0	0	0	6	6	161	161	167	167
Zone 12 - Assiniboine Park	8	8	8	8	12	12	14	14	42	42
Suburban Areas (Zones 5-12)	56	56	1	1	106	104	627	630	798	801
Zone 13 - Outlying Areas	0	0	0	0	10	10	12	12	22	22
Winnipeg CMA	57	57	16	16	290	290	840	785	1,203	1,148

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.4 Private Row (Townhouse) Availability Rates (%)

by Zone and Bedroom Type

Winnipeg CMA

Zone	Bachelor	I Bedroom	2 Bedroom	3 Bedroom +	Total			
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - Fort Rouge	n/u	n/u	n/u	n/u	**	**	n/u	n/u
Zone 2 - Centennial	n/u	n/u	**	**	**	**	0.0 a	**
Zone 3 - Midland	**	n/s	**	**	0.0 a	2.4 a	**	**
Zone 4 - Lord Selkirk	n/u	n/u	n/u	n/u	**	**	**	**
Core Area (Zones 1-4)	**	n/s	**	**	1.2 a	**	0.0 c	0.0 c
Zone 5 - St. James	n/u	n/u	n/u	n/u	0.0 a	0.0 a	0.0 a	**
Zone 6 - West Kildonan	n/u	n/u	n/u	n/u	**	n/s	n/u	n/u
Zone 7 - East Kildonan	**	**	**	**	**	**	0.9 a	0.0 c
Zone 8 - Transcona	n/u	n/u	n/u	n/u	n/u	n/u	**	**
Zone 9 - St. Boniface	n/u	n/u	n/u	n/u	**	**	6.6 a	**
Zone 10 - St. Vital	n/u	n/u	n/u	n/u	n/u	n/u	0.0 a	4.3 a
Zone 11 - Fort Garry	n/u	n/u	n/u	n/u	**	n/s	6.2 a	**
Zone 12 - Assiniboine Park	**	**	**	**	**	**	**	**
Suburban Areas (Zones 5-12)	**	**	**	**	0.0 c	0.0 b	4.0 a	0.0 a
Zone 13 - Outlying Areas	n/u	n/u	n/u	n/u	**	**	**	**
Winnipeg CMA	1.6 a	**	0.0 a	**	6.7 a	0.6 b	3.4 c	0.8 a
							4.2 a	0.6 a

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

Centre	2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent ¹ by Bedroom Type Winnipeg CMA											
	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total			
	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11		
Zone 1 - Fort Rouge	n/u	n/u	n/u	n/u	**	n/u	n/u	n/u	**	n/u		
Zone 2 - Centennial	n/u	n/u	**	**	**	**	**	**	**	++		
Zone 3 - Midland	n/s	n/s	**	n/s	++	++	**	**	**	++		
Zone 4 - Lord Selkirk	n/u	n/u	n/u	n/u	**	**	**	**	**	++		
Core Area (Zones 1-4)	n/s	n/s	**	**	**	**	-0.9 a	-0.9 a	**	**		
Zone 5 - St. James	n/u	n/u	n/u	n/u	3.1 a	1.5 a	**	**	2.4 a	1.5 a		
Zone 6 - West Kildonan	n/u	n/u	n/u	n/u	**	n/u	n/u	n/u	**	n/u		
Zone 7 - East Kildonan	**	**	**	**	**	**	3.4 b	9.7 c	4.1 d	8.5 c		
Zone 8 - Transcona	n/u	n/u	n/u	n/u	n/u	n/u	**	n/u	**	n/u		
Zone 9 - St. Boniface	n/u	n/u	n/u	n/u	**	**	4.2 a	**	4.6 a	**		
Zone 10 - St. Vital	n/u	n/u	n/u	n/u	n/u	n/u	++	++	++	++		
Zone 11 - Fort Garry	n/u	n/u	n/u	n/u	**	n/u	6.4 b	n/u	6.4 b	n/u		
Zone 12 - Assiniboine Park	n/s	**	n/s	**	n/s	**	**	**	**	**		
Suburban Areas (Zones 5-12)	**	**	**	**	8.7 c	10.6 d	4.2 b	9.1 c	4.4 b	8.0 c		
Zone 13 - Outlying Areas	n/u	n/u	n/u	n/u	**	**	**	**	**	**		
Winnipeg CMA	**	**	**	**	**	**	3.5 c	**	3.9 c	5.8 d		

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS¹**Vacancy Rates (%)****Winnipeg CMA - October 2011**

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS ¹	
	Oct-10	Oct-11	Oct-10	Oct-11
Core	n/a	**	1.2 a	1.4 a
Suburban North	n/a	0.0 a	0.6 a	0.8 a
Suburban South	n/a	**	0.5 a	1.1 a
Outhlying Areas	n/a	0.0 a	**	**
Winnipeg CMA	n/a	1.8 c	0.8 a	1.1 a

¹Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS¹**Average Rents (\$) by Bedroom Type****Winnipeg CMA - October 2011**

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS ¹						
Core	**	507 a	**	643 a	**	863 a	n/u	1,075 b
Suburban North	n/u	574 a	**	707 a	855 b	873 a	n/u	1,002 a
Suburban South	n/u	548 a	**	696 a	901 c	889 a	**	1,111 a
Outhlying Areas	n/a	n/u	n/a	**	n/a	**	n/a	n/u
Winnipeg CMA	**	524 a	**	678 a	917 c	875 a	**	1,050 a

¹Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

**4.1.3 Rental Condominium Apartments - Average Rents (\$)
by Bedroom Type**

Winnipeg CMA - October 2011

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Core	n/a	**	n/a	**	n/a	**	n/a	n/u	n/a	829 d
Suburban North	n/a	n/u	n/a	**	n/a	855 b	n/a	n/u	n/a	817 b
Suburban South	n/a	n/u	n/a	**	n/a	901 c	n/a	**	n/a	**
Outlying Areas	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Winnipeg CMA	n/a	**	n/a	**	n/a	917 c	n/a	**	n/a	**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b-Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

**4.2.1 Rental Condominium Apartments and Private Apartments in the RMS¹
Total Vacancy Rates (%)
By Building Size**

Winnipeg CMA - October 2011

Size	Rental Condominium Apartments		Apartments in the RMS ¹	
	Oct-10	Oct-11	Oct-10	Oct-11
Winnipeg CMA				
3 to 24 Units	n/a	**	1.2 a	1.2 a
25 to 49 Units	n/a	**	1.1 a	1.1 a
50 to 99 Units	n/a	**	0.7 a	1.4 a
100+ Units	n/a	**	0.5 a	0.9 a
Total	n/a	1.8 c	0.8 a	1.1 a

¹Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b-Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate**Condominium Apartments²****Winnipeg CMA - October 2011**

Condo Sub Area	Condominium Universe		Rental Units ¹		Percentage of Units in Rental		Vacancy Rate	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Core	n/a	3,877	n/a	538 ^d	n/a	13.9 ^d	n/a	**
Suburban North	n/a	2,287	n/a	145 ^c	n/a	6.3 ^c	n/a	0.0 ^a
Suburban South	n/a	6,988	n/a	**	n/a	**	n/a	**
Outlying Areas	n/a	137	n/a	7 ^a	n/a	5.0 ^a	n/a	0.0 ^a
Winnipeg CMA	n/a	13,289	n/a	1,828 ^d	n/a	13.8 ^d	n/a	1.8 ^c

¹Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.²Only structures that permit the renting of condominium units are included in the Condominium Survey universe.**The following letter codes are used to indicate the reliability of the estimates:**

a - Excellent, b-Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate**Condominium Apartments² By Building Size****Winnipeg CMA - October 2011**

Condo Sub Area	Condominium Universe		Rental Units ¹		Percentage of Units in Rental		Vacancy Rate	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Winnipeg CMA								
3 to 24 Units	n/a	1,827	n/a	**	n/a	**	n/a	**
25 to 49 Units	n/a	1,935	n/a	**	n/a	**	n/a	**
50 to 99 Units	n/a	3,754	n/a	**	n/a	**	n/a	**
100+ Units	n/a	5,773	n/a	**	n/a	**	n/a	**
Total	n/a	13,289	n/a	1,828 ^d	n/a	13.8 ^d	n/a	1.8 ^c

¹Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.²Only structures that permit the renting of condominium units are included in the Condominium Survey universe.**The following letter codes are used to indicate the reliability of the estimates:**

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** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.1 Other Secondary Rented Unit¹ Average Rents (\$)
by Dwelling Type

Winnipeg CMA - October 2011

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Winnipeg CMA										
Single Detached	n/a	n/s	n/a	**	n/a	724 d	n/a	1,019 d	n/a	882 c
Semi detached, Row and Duplex	n/a	n/s	n/a	**	n/a	725 d	n/a	944 c	n/a	843 c
Other-Primarily Accessory Suites	n/a	n/s	n/a	463 b	n/a	684 c	n/a	876 c	n/a	715 c
Total	n/a	n/s	n/a	**	n/a	710 b	n/a	964 b	n/a	827 b

¹Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b-Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.2 Estimated Number of Households in Other Secondary Rented Units¹
by Dwelling Type

*** Winnipeg CMA - October 2011**

	Estimated Number of Households in Other Secondary Rented Units¹	
	Oct-11	
Winnipeg CMA		
Single Detached		9,532 a
Semi detached, Row and Duplex		9,298 b
Other-Primarily Accessory Suites		5,404 b
Total		24,234

¹Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b-Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: \$500 in the previous year vs. \$550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey (RMS)** every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data from sampled structures. Most RMS data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. In October 2006, CMHC introduced a new measure for the change in rent that is calculated based on existing structures only. This estimate is based on structures that were common to the survey sample the previous year and the current year of the Rental Market Survey. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in the *Rental Market Report – Canada Highlights*, *Provincial Highlights*, and the local *Rental Market Reports*. The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market (SRMS)** in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. Rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Winnipeg, Toronto, Ottawa, Montréal and Québec (NOTE: condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montréal, Ottawa, Québec, St. John's, Toronto, Winnipeg, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2001 and 2006 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Rental Affordability Indicator

Canada Mortgage and Housing Corporation has developed a rental affordability indicator to gauge how affordable a rental market is for those households which rent within that market. A centre's median income is divided by the level of income required for a household to rent a median priced two-bedroom apartment using 30 per cent of income. The result is then multiplied by 100. A value above 100 indicates that less than 30 per cent of the median income is required to rent a two-bedroom apartment, conversely, a value below 100 indicates that more than 30 per cent of the median income is required to rent the same unit. In general, as the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable. For years for which the median income is not available, CMHC has developed forecasts.

Median renter household income estimates used in the calculation of the rental affordability indicator are based on results of Statistics Canada's Survey of Labour and Income Dynamics. Results for this survey are available from 1994 to 2009. CMHC has developed forecasts of median renter household income for 2010 and 2011. It should be noted that nominal values for both median rent and median incomes have been used to calculate the rental affordability indicator.

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